

**CASE NUMBER: 20AN0129**  
**APPLICANT: Amanda M. Perry, LLC**

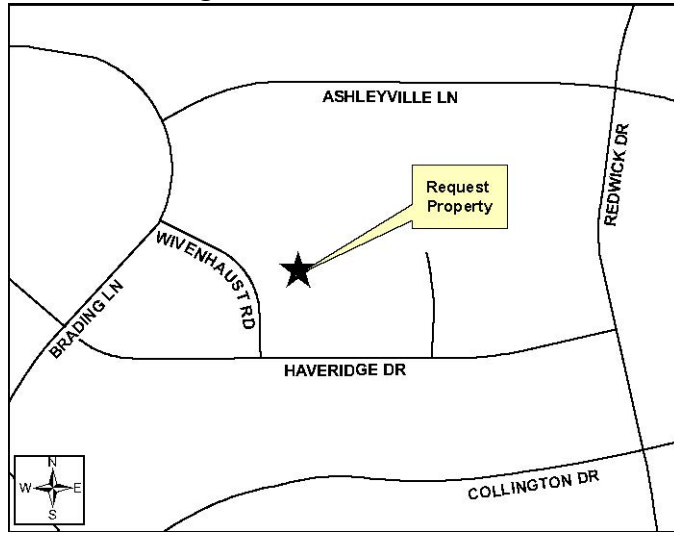


**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Zoning Appeals (BZA)**  
 90 DAYS  
**Public Hearing Date:**  
 AUGUST 5, 2020

**Applicant's Contact:**  
 AMANDA PERRY  
 (804-510-6720)  
**Planning Department Case Manager:**  
 AMY SOMERVELL  
 (804-748-1970)

**CHESTERFIELD COUNTY, VIRGINIA**  
 Magisterial District: Matoaca



9619 Wivenhaust Road – 0.2 acre

**REQUEST**

Special exception to permit a one (1) chair beauty shop in a Residential (R-12) District.

**Note:**

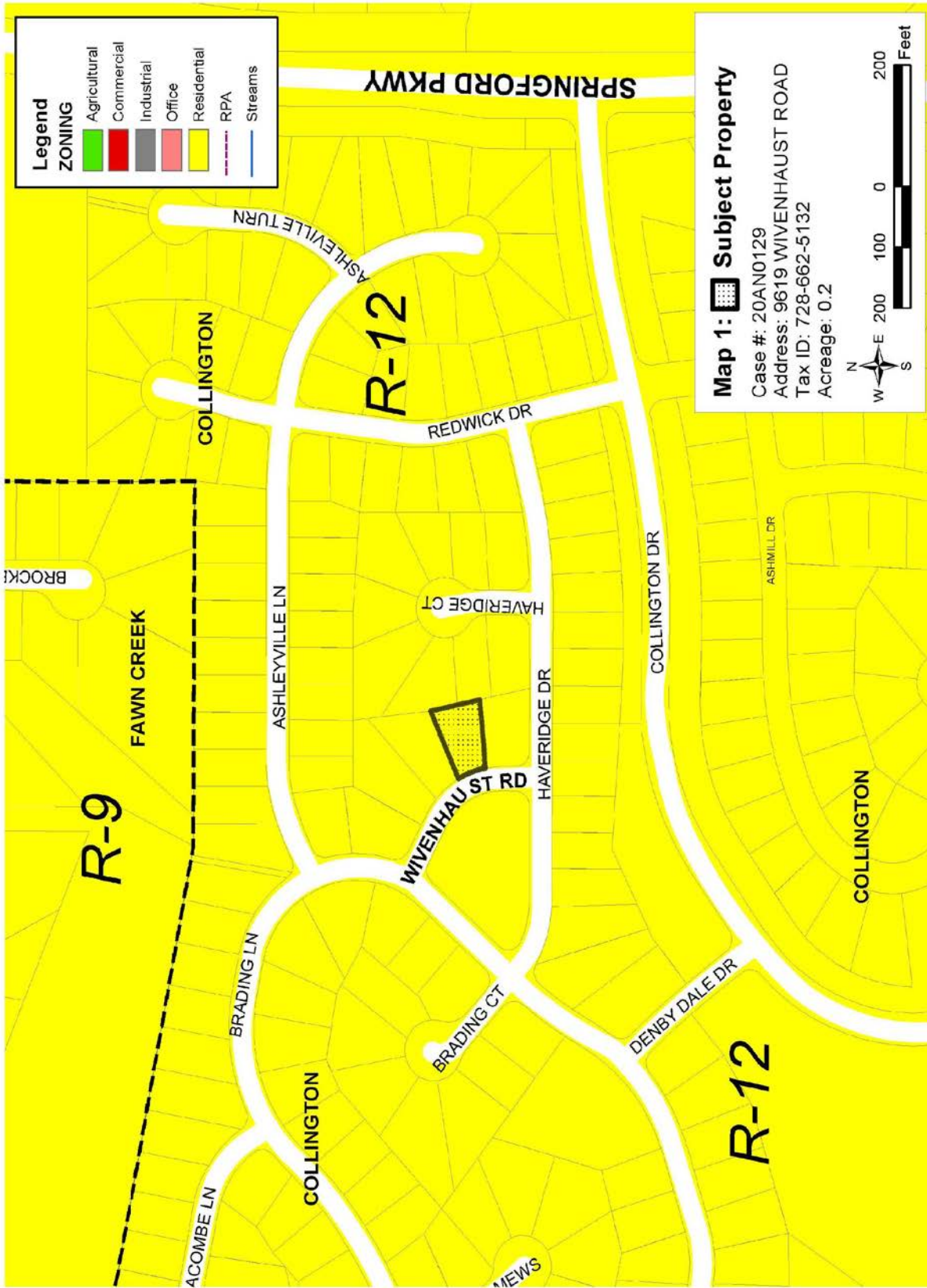
Recommended conditions are located in Attachment 1 within the report.

**RECOMMENDATION**

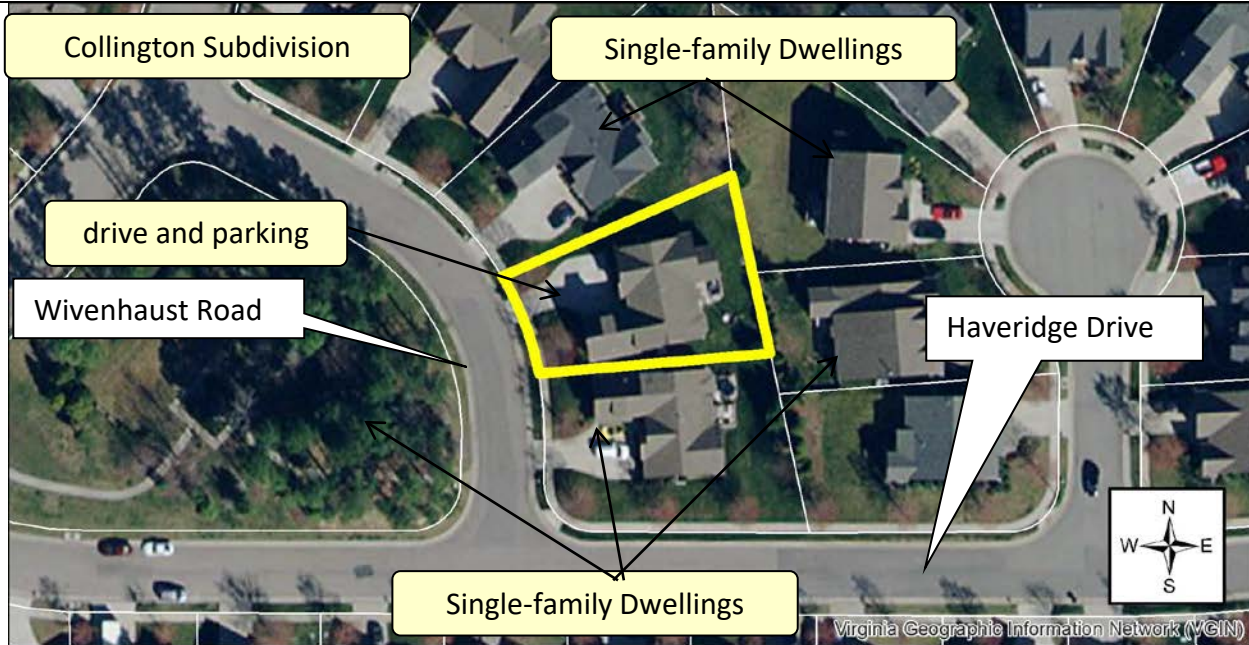
STAFF

RECOMMEND APPROVAL

- Appropriately conditioned, one (1) chair beauty shops have been approved in other residential areas with no known adverse impacts on neighboring properties.
- As conditioned, the proposed use would be compatible with area residential development.



## Map 2: Surrounding Land Uses & Development



### PLANNING

Staff Contact: Amy Somervell (804-748-1970) [somervella@chesterfield.gov](mailto:somervella@chesterfield.gov)

### BACKGROUND

Initial request for a special exception by the applicant.

### PROPOSAL

The applicant requests special exception approval to operate a one (1) chair beauty shop from the home.

The applicant states:

*"I am the primary caregiver for my child and working from home would allow more flexibility in my schedule to both provide for our family and be a full-time mom. I intend to use the screened porch for the salon area to provide for a separation between work and home. The days of operation would be Monday through Friday; however, I plan to work part time usually 2-3 days per week. The majority of my clientele have been with me for 2 or more years and are local to our neighborhood or people I personally know. We have dedicated parking spaces in our driveway and this request would not affect the neighborhood."*

## EXAMINATION OF REQUEST

Staff's inspection of the property revealed the following:

- Subject property is surrounded by single-family dwellings.
- The proposed location of the beauty shop, within the existing screened porch, may require an exception to setbacks should the applicant choose to enclose this area.
- The paved driveway accommodates the parking needs for this request.
- The property is well maintained and in character with the residential development.

One (1) chair beauty shops have been approved and operated within residential areas without any known adverse impact on area properties. As conditioned, operation of this home-based business should not impact the area's residential character nor adversely affect the health, safety, or welfare of person residing on the premises or in the neighborhood.

**CASE HISTORY**

**Applicant Submittals**

|                  |                       |
|------------------|-----------------------|
| <b>5/20/2020</b> | Application submitted |
|------------------|-----------------------|

**CONDITIONS**

1. This special exception approval shall be granted to and for Amanda M. Perry, LLC exclusively, and shall not be transferable or run with the land. (P)
2. This special exception shall be granted for a period not to exceed three (3) years from date of approval. (P)
3. No person(s), other than the applicant, shall be engaged in this operation. (P)
4. The use shall be permitted to be open to the public between 10:00 a.m. and 7:30 p.m. Monday through Friday and between 7 a.m. and 4 p.m. on Saturday. No Sunday operation shall be permitted. (P)
5. Off-street parking shall be provided for at least two (2) customer vehicles, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled. (P)
6. No additions or alterations to accommodate this use shall be permitted to the exterior of the dwelling. (P)
7. No more than two (2) customers shall be permitted on the property at any one (1) time. (P)
8. No signs shall be permitted to identify this use. (P)